

LOT 4
IN OR 2193/1145
SHADOW WOODS SUB PB 4/88

GIZA DAVID A & LISA L
1360 SHADOW WOODS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0610-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 90								0100	01	3,824	106.5015	106.50	407,256	1981	1990	0	0	0	17.00	83.00	VALUATION BY																
Exterior Wall	21	STONE 10								1 SINGLE FAM - 77% - 2025										Heated Area: 3157										HX Base Yr 2025									
Roof Structur	03	GABLE/HIP 100																																					